

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**September 24, 2014**

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Harold Woodruff, Brent Fuller, Terri Mills, Phil Conder, Barbara Thomas, Clover Meaders, and Latai Tupou

**ABSENT**

Jack Matheson

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Steve Pastorik, Jody Knapp, and Nichole Camac

**AUDIENCE**

Approximately eight (8) people were in the audience

## **CONDITIONAL USE APPLICATIONS**

### **C-54-2014**

#### **Parker EPS (Entelen Design Build)**

**2220 South 3600 West**

**M Zone (7.71 Acres)**

The applicant, Entelen Design Build representing Parker EPS, is requesting a modification of the landscaping requirements for property at 2220 South 3600 West. This property is zoned M, manufacturing and the West Valley City General Plan designates this area as light manufacturing. The surrounding zone is all manufacturing and the surrounding uses include a mixture of office, warehouse and manufacturing tenants.

Parker EPS recently contacted West Valley City regarding a renovation project that is planned for their existing location. The estimated construction costs for this project totaled approximately \$2,000,000. The facility has frontage along 3600 West, which is listed as one of West Valley City's major arterials. These frontages have specific landscaping requirements set forth in chapter 7-13 of the West Valley City Municipal Code. These requirements take effect when any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000. These standards include the following:

All properties with frontage on high-image streets shall provide a minimum twenty foot landscaped buffer along the entire frontage between the edge of the sidewalk and any parking area, structure or fence on the site. No parking, outside storage or temporary signage shall be allowed within the landscape buffer [7-13-103(1)]. Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer [7-13-103(2)].

Currently, the property frontage along 3600 West is 10' wide with islands that are 20' wide x 30' deep on either side of the entrances. Therefore, the site does not comply with the 20' streetscape buffer. The majority of the parking for this use is located on the southwest side of the site. However, the front office, handicapped and visitor parking is located along the front side of the building along 3600 West which is quite a distance from the other parking area. The site also has a 10'-12' established landscaped area adjacent to the building. Therefore, in order to comply with the streetscape requirements this visitor/handicapped parking would need to be relocated and the landscaping in front of the building would need to be removed.

Therefore Parker EPS has requested to modify the required landscaped buffer. They are not asking for a reduction in the amount required, but are rather asking to rearrange how it would be designed.

The proposal is to take the additional square footage that is required and expand the landscaped islands adjacent to the entrances. The parking that will be eliminated by this expansion will be relocated to the building side of the driveway, which also improves the handicapped accessibility. Then the areas in the center of those medians that remain 10' wide there will be a 3' hedge provided to screen the parking stalls. Parker EPS will also install the public sidewalk along the frontage and relocate the sign and flag poles to create a new entry feature for the site.

There are also very low power lines along this frontage so Parker EPS is also requesting to modify the type of tree that is required to be planted. The ordinance does state that the Planning Commission can

allow for tree substitutions upon reviewing a professionally prepared landscape plan. Parker EPS has not provided a formal landscape plan at this time but they have indicated that they would use tree species that are suggested as suitable to be planted under power lines and would locate larger trees in the expanded landscape buffer. Therefore, the exact species of trees to be planted will be identified when the final plan is submitted for review. The frontage is approximately 480' therefore 16 trees are required in this area.

Staff is supportive of these modifications and feel that the intent of the Streetscape Ordinance is being met by this proposal.

**Staff Alternatives:**

**Approval**, subject to the requirements of affected departments and agencies including but not limited to West Valley City Public Works, the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. A formal landscape plan shall be submitted and approved prior to issuance of a building permit for the building remodel project.
2. The landscaping shall be completed as follows:
  - a) There shall be no reduction in the amount of landscaping required along 3600 West, but the area may be reconfigured as outlined in the above staff report and as illustrated in the approved set of plans.
  - b) The buffer shall include one tree planted every 30' with at least fifty percent lawn. Any areas that are not covered with lawn shall be planted with at least fifty percent live plant material with a combination of perennials, shrubs, ornamental grasses and mulch.
  - c) The remaining areas of the frontage that maintain a 10' setback must also include a 2-3' hedge to provide additional screening for the parking lot.
  - d) The tree species may be modified and chosen from the suggested list provided by Rocky Mountain Power.
3. Landscaping along 3600 West shall be completed by June 1, 2016.
4. All signage shall comply with the West Valley City Sign Ordinance.
5. All requirements of affected departments and agencies must be met including but not limited to the West Valley City Public Works Department.

**Continuance**, to allow for the resolutions of any issues raised at the public hearing.

**Denial**, as the proposed modifications to the landscaped buffer are not appropriate at this location and are not consistent with the streetscape standards set forth for major arterials.

**Applicant:**

Scott Jensen  
8707 Sandy Parkway

**Discussion:** Jody Knapp presented the application. Phil Conder stated that he feels the improvements look great and appreciates all the effort of the applicant to work with the City. Terri Mills clarified

that the date of completion would be June 2016. Jody replied yes. Scott Jensen stated that this is a complex construction project and parts of the building need to be left open at various times. The front of the building will be the last part to be completed.

**Motion:** Commissioner Woodruff moved for approval subject to the 5 staff conditions.

Commissioner Tupou seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commission Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-C-54-2014 Approved**

**PLANNING COMMISSION BUSINESS**

Approval of Minutes from September 10, 2014 (Regular Meeting) **Approved**

Approval of Minutes from September 17, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:07 p.m.

Respectfully submitted,

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Nichole Camac, Administrative Assistant